



County of Los Angeles CHIEF EXECUTIVE OFFICE

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Chief Executive Officer

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June 1, 2010

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#40 JUNE 1, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
AWARD CONSTRUCTION CONTRACTS
ENTERPRISE PARK RESTROOM (CAPITAL PROJECT NO. 69652)
MONA PARK RESTROOM (CAPITAL PROJECT NO. 69651)
ALONDRA REGIONAL PARK RESTROOMS (CAPITAL PROJECT NO. 69552)
APPROVE CHANGE ORDER TO ALONDRA REGIONAL
PARK RESTROOMS (CAPITAL PROJECT NO. 69552)
(SECOND DISTRICT) (3 VOTES)**

SUBJECT

This action is to award construction contracts to Thomco Construction, Inc., for restrooms at Enterprise, Mona, and Alondra Regional Parks.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that Thomco Construction, Inc., is the apparent Lowest Responsive and Responsible Bidder for Enterprise, Mona, and Alondra Regional Park Restroom Projects, and award construction contracts for Enterprise Park for \$217,909; Mona Park for \$227,186; and Alondra Regional Park for \$449,993; subject to timely submittals to the County of satisfactory baseline construction schedules, acceptable Faithful Performance and Payment for Labor and Material Bonds, and evidence of required contractor insurances.

"To Enrich Lives Through Effective And Caring Service"

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2. Delegate authority to the Director of Public Works to determine, in accordance with the applicable contract and bid specifications, whether the contractor has satisfied the conditions for contract awards, and authorize the Director of Public Works to execute the construction contracts, in the form previously approved as to form by County Counsel, with Thomco Construction, Inc., and to establish the effective dates of the construction contracts if the Director of Public Works determines that the above conditions have been satisfied.
3. Delegate authority to the Director of Public Works to issue a change order for Alondra Regional Park Restroom Project to include a fire hydrant and its appurtenant water lines at an estimated cost of \$59,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Public Works (Public Works) to proceed with construction at the aforementioned parks.

Americans with Disabilities Act (ADA) Restrooms

The existing restroom facilities are in an advanced state of disrepair and do not comply with current ADA code requirements. The existing facilities will be demolished. The new facilities will be based on a prototype restroom facility designed for use throughout the County and have been adapted to the specific project sites. The new buildings include men's and women's restrooms, plumbing chase, accessible drinking fountain, and accessible path of travel. The prototype restrooms were designed and have been approved to comply with ADA requirements.

On February 2, 2010, your Board adopted plans and specifications for the new Enterprise, Mona, and Alondra Regional Park Restroom Projects and instructed the Executive Officer of your Board to advertise for bids. Bids were received on March 9, 2010, and Thomco Construction, Inc., was the apparent lowest bidder, as defined under Facts and Provision/Legal Requirements, for the projects. A summary of the bids is included in Attachment B.

As authorized by your Board on February 2, 2010, three consultant service agreements were executed with Thomco Construction, Inc., to prepare baseline construction schedules for a \$2,000 not-to-exceed fee for each park, which will be subtracted from their total lump sum bids as described in the Instruction to Bidders. Public Works reviewed the baseline construction schedules and found them acceptable.

Jurisdictional Approval Requirement

During jurisdictional review and approval, the Fire Department required that a fire hydrant be installed to address fire protection for the proposed facilities at Alondra Regional Park. The installation of the fire hydrant will be completed prior to any vertical construction at the park.

Sustainable Design Program

The projects support your Board's Sustainable Design Program by using energy efficient light fixtures with timer controls. There will be savings due to a reduction in electricity as a result of the sustainable building elements included in the design. The projects will also use touch-free, water-efficient fixtures and waterless urinals in the restrooms. This will result in a reduction in the amount of potable water used.

Implementation of Strategic Plan Goals

The projects support the Countywide Strategic Plan of Operational Effectiveness (Goal 1) by improving the efficiency, quality, and responsiveness of County services to all residents. It also directs that we ensure Children, Family, and Adult Well-Being (Goal 2) by enhancing the ability of families to live in safe, stable, and supportive communities. We are also directed to improve Community and Municipal Services (Goal 3) by offering a wide range of services responsive to each community's specific needs. The projects will help achieve these goals as it is an investment in public infrastructure that will benefit the Compton community by improving park restrooms.

FISCAL IMPACT/FINANCING

On June 16, 2009, your Board approved \$561,000 project budget for Enterprise Park; \$601,000 project budget for the Mona Park; and \$1,124,000 project budget for the Alondra Regional Park. The total project cost estimates include the preparation of plans and specifications, plan check fees, construction, demolition of the existing facility, change orders, consultant services, miscellaneous expenditures, and County services. The bids received were lower than each of the construction estimates. The Project Schedules and Budget Summaries are included in Attachment A.

Sufficient funding is available in the Fiscal Year 2009-10 Capital Projects Budget under Capital Project Nos. 69652, 69651, and 69552. The projects are funded with Second District net County cost.

Operating Budget Impact

Based on the project description of the new restroom facilities, the Department of Parks and Recreation (Parks and Recreation) does not anticipate any one-time, start-up or ongoing costs. The project provisions have maintenance requirements that will be fulfilled with existing park staff and resources. An annual ongoing cost of approximately \$475 for maintenance of the fire hydrant is anticipated, which will be absorbed within the Parks and Recreation's existing operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The contract contains terms and conditions supporting your Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence and General Relief Opportunities (GAIN/GROW); Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

Applicable law, including the State Public Contract Code, requires the County to award construction contracts to the apparent Lowest Responsive and Responsible Bidder, which refers to the firm that: (1) submits the bid with the lowest cost; (2) is deemed by the County to be "responsive" to specific criteria under the solicitation, including but not limited to, licensure, bonding, and insurance requirements; and (3) is determined by the County to be a "responsible" bidder by exhibiting the quality, fitness, capacity, experience, and trustworthiness to satisfactorily perform the work required under the bid solicitation.

To ensure that the contract is awarded to the Lowest Responsive and Responsible Bidder with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, criminal convictions, civil litigation, defaulted contracts with the County, complaints filed with the contractor's State License Board labor law/payroll violation, and debarment actions. As provided for in Board Policy 5.140, the information reported by the contractor will be considered before making a recommendation to award.

Per your Board's Civic Art Policy adopted on December 7, 2004, the Enterprise and Mona projects costs do not include an allocation for the Civic Art Fund because the refurbishment projects with eligible project costs of less than \$500,000 are not subject to the one percent Civic Art Fund requirement. The Alondra project cost includes one

percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy.

ENVIRONMENTAL DOCUMENTATION

On June 16, 2009, your Board determined that the proposed project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines Section 15302, Replacement and Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines, Appendix G, Class 2 (a), adopted by your Board on November 17, 1987, because the project provides for the replacement or reconstruction of existing facilities involving negligible or no expansion of capacity. A Notice of Exemption was filed with the Registrar-Recorder/County Clerk.

The installation of the fire hydrant and appurtenances are exempt from the CEQA under State CEQA Guidelines, Section 15303 (d), and the Environmental Document Reporting Procedures and Guidelines, Class 1 (a, b, and i) and Class 3 (a) adopted by your Board on November 17, 1987. These sections allow for the addition of water lines, meters, fire hydrants and safety devices.

CONTRACTING PROCESS

Standard contracts, in the form previously approved by County Counsel, will be used. The standard Board-directed causes that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contracts.

On February 2, 2010, your Board adopted plans and specifications for the new restrooms at Enterprise, Mona, and Alondra Parks and instructed the Executive Officer of your Board to advertise for bids. On March 9, 2010, 22 bids were received on Alondra and Enterprise restrooms and 24 bids on Mona restroom. Thomco Construction, Inc., has been found to be the apparent Lowest Responsive and Responsible Bidder for all three parks restrooms.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees that they may be eligible for the Federal Earned Income Credit under the Federal income tax law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The Honorable Board of Supervisors
June 1, 2010
Page 6

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Doing Business with Us website.

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

Thomco Construction, Inc.'s Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES OR PROJECTS

There will be no negative impact on current County services or projects during the performance of the recommended services. Should the need arise, portable temporary restrooms will be provided for public use during the construction of these new restrooms.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; the Department of Public Works, Project Management Division II; Arts Commission; and the Department of Parks and Recreation.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:SK
DJT:RB:AH:zu

Attachments (2)

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Auditor-Controller
Department of Parks and Recreation
Department of Public Works
Office of Affirmative Action Compliance

June 1, 2010

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
AWARD CONSTRUCTION CONTRACTS
ENTERPRISE PARK RESTROOM (CAPITAL PROJECT NO. 69652)
MONA PARK RESTROOM (CAPITAL PROJECT NO. 69651)
ALONDRA REGIONAL PARK RESTROOMS (CAPITAL PROJECT NO. 69552)
(SECOND DISTRICT) (3 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Enterprise Park	Mona Park	Alondra Regional Park
Project Design			
Construction Documents	04/01/09*	04/01/09*	04/01/09*
Jurisdictional Approvals	10/02/09*	11/02/09*	10/02/09*
Bid and Award	05/06/10	05/06/10	05/06/10
Construction			
Substantial Completion	12/20/10	01/24/11	02/15/11
Acceptance	04/25/11	05/31/11	07/05/11

*Completed Activities

II. PROJECTS BUDGET SUMMARIES

Budget Category	Enterprise Park C.P. 69652	Mona Park C.P. 69651	Alondra Regional Park C.P. 69552
Land Acquisition	\$ -	\$ -	\$ -
Construction			
Job Order Contract (Site Work)	\$	\$	\$
Low Bid Construction Contract	219,909	229,186	451,993
Bid Contingency	-	-	-
Change Orders	49,152	53,977	102,597
Departmental Crafts	-	-	-
Youth Employment	-	-	-
Construction Consultants	-	-	-
Misc. Expense	-	-	-
Gordian Group	-	-	-
Civic Arts	-	-	7,100
Other (unforeseen site conditions)	107,766	130,657	231,987
Subtotal	\$ 376,827	\$ 413,820	\$ 793,677
Programming/Development	\$ -	\$ -	\$ -
Plans and Specifications	\$ 26,910	\$ 25,000	\$ 29,375
Consultant Services			
Deputy Inspection	\$ 12,000	\$ 12,000	\$ 20,000
Site Planning	-	-	-
Hazardous Materials	4,140	4,390	4,500
Geotech/Soils Test	4,250	5,900	8,500
Material Testing	-	-	-
Cost Estimating	2,225	2,225	3,850
Topographic Surveys	5,570	4,960	7,380
Construction Management	-	-	-
Construction Administration	-	-	-
Environmental	-	-	-
Move Management	-	-	-
Equipment Planning	-	-	-
Legal	-	-	-
Contract/Change Order	-	-	-
Other	-	-	-
Subtotal	\$ 28,185	\$ 29,475	\$ 44,230
Miscellaneous Expenditures			
Office of Affirmative Action	\$ 3,100	\$ 3,100	\$ 6,500
Printing	2,000	2,000	2,000
Miscellaneous	-	-	-
Subtotal	\$ 5,100	\$ 5,100	\$ 8,500

II. PROJECT BUDGET SUMMARY

Budget Category	Enterprise Park	Mona Park	Alondra Regional Park
Jurisdictional Review/Plan Check/Permit			
Building and Safety Plan Check	\$ 2,500	\$ 2,500	\$ 4,000
Fire Department	1,000	1,000	1,000
Health Department	-	-	-
Regional Planning	1,000	1,000	1,500
Subtotal	\$ 4,500	\$ 4,500	\$ 6,500
County Services			
Code Compliance & Quality Control	\$ 39,852	\$ 39,852	\$ 79,705
Design Review	-	711	-
Design Services	480	1,360	6,867
Contract Administration	16,679	16,679	16,679
Project Management	55,561	58,639	125,139
Project Management Support Services	-	-	-
ISD Job Order Contract Management	-	-	-
DPW Job Order Contract Management	-	-	-
ISD ITS Communications	-	-	-
Project Security	-	-	-
Project Technical Support	3,795	3,000	8,881
County Counsel	-	-	-
Consultant Contract Recovery	3,111	2,864	4,447
Sheriff Job Order Contract Management	-	-	-
Subtotal	\$ 119,478	\$ 123,105	\$ 241,718
Total	\$ 561,000	\$ 601,000	\$ 1,124,000

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
 AWARD CONSTRUCTION CONTRACT
 ENTERPRISE PARK RESTROOM (CAPITAL PROJECT NO. 69652)
 MONA PARK RESTROOM (CAPITAL PROJECT NO. 69651)
 ALONDRA REGIONAL PARK RESTROOMS (CAPITAL PROJECT NO. 69552)
 (SECOND DISTRICT) (3 VOTES)**

ENTERPRISE PARK RESTROOM (CAPITAL PROJECT NO. 69652)

Bid Opening:
Bid Summary:

March 9, 2010

<u>Bidder</u>	<u>Base Bid</u>	<u>Daily Overhead Rate (x 30 Days)</u>	<u>SBE Preference</u>	<u>Total Lump Sum</u>
1. Thomco Construction, Inc.	\$219,909	\$ 0	\$ 0	\$219,909
2. Atlas Allied	\$237,200	\$ 9,000	\$ 0	\$246,200
3. Hana Tech Construction	\$246,800	\$ 0	\$ 0	\$246,800
4. Mackone Development, Inc.	\$240,900	\$ 9,000	\$ 0	\$249,900
5. Alley Cat Development Inc.	\$257,888	\$ 3,000	\$ 0	\$260,888
6. Tobo Construction, Inc.	\$269,000	\$ 3,000	\$10,995	\$261,004
7. W.E. Construction, Inc.	\$247,000	\$15,000	\$ 0	\$262,000
8. Avi-Con, Inc. DBA CA Constr.	\$243,000	\$21,000	\$ 0	\$264,000
9. Angeles Contractor, Inc.	\$266,474	\$ 0	\$ 0	\$266,474
10. Oaktree Construction, Inc.	\$284,700	\$ 0	\$10,995	\$273,704
11. Fast-Track Construction Corp.	\$277,600	\$ 0	\$ 0	\$277,600
12. Cal-City Construction, Inc.	\$269,000	\$15,000	\$ 0	\$284,000
13. ZK	\$236,000	\$48,000	\$ 0	\$284,000
14. United	\$283,135	\$10,500	\$ 0	\$293,635
15. Y&M	\$293,172	\$21,000	\$ 0	\$314,172
16. Landshapes	\$304,998	\$10,500	\$ 0	\$315,498
17. Delt Builders Inc.	\$299,000	\$18,000	\$ 0	\$317,000
18. B-One Construction Co.	\$289,777	\$37,500	\$ 0	\$327,277
19. Simgel Co. Inc.	\$289,720	\$45,000	\$ 0	\$334,720
20. Insight Environmental, Engineering and Construction, Inc.	\$311,576	\$30,000	\$ 0	\$341,576
21. AZ Home Inc.	\$318,488	\$90,000	\$ 0	\$408,488
22. Laurus Construction Corporation	\$525,000	\$22,680	\$ 0	\$547,680

Financial Information:

Public Works' fair construction cost estimate was \$327,675.

The contract will be issued to Thomco Construction, Inc., for \$217,909 (the amount of its base lump sum bid, minus \$2,000, the amount of the consultant services agreement previously awarded to Thomco Construction, Inc., for preparation of the baseline construction schedule, schedule of values, and list of submittals).

MONA PARK RESTROOM (CAPITAL PROJECT NO. 69651)

<u>Bidder</u>	<u>Base Bid</u>	<u>Daily Overhead Rate (x 30 Days)</u>	<u>SBE Preference</u>	<u>Total Lump Sum</u>
1. Thomco Construction, Inc.	\$ 229,186	\$ 0	\$ 0	\$229,186
2. ZK Construction	\$ 209,000	\$30,000	\$ 0	\$239,000
3. Atlas Allied	\$ 247,300	\$ 9,000	\$ 0	\$256,300
4. AVI Con	\$ 247,000	\$21,000,	\$10,450	\$257,550
5. Korston Construction	\$ 269,000	\$ 0	\$ 0	\$269,000
6. Angeles Contractor	\$ 276,659	\$ 0	\$ 0	\$276,659
7. Mackone Development Inc.	\$ 272,600	\$ 9,000	\$ 0	\$281,600
8. Tobo Construction	\$ 292,000	\$ 3,000	\$10,450	\$284,550
9. Cal City Construction	\$ 293,000	\$15,000	\$10,450	\$297,550
10. Oaktree Construction, Inc.	\$ 314,700	\$ 0	\$10,450	\$304,250
11. United Engineers & Construction	\$ 295,285	\$10,500	\$ 0	\$305,785
12. MG	\$ 301,185	\$16,500	\$ 0	\$317,685
13. Fast Track	\$322,700	\$ 0	\$ 0	\$322,700
14. Y & M Construction	\$313,300	\$21,000	\$10,450	\$323,850
15. Simgel	\$289,720	\$45,000	\$10,450	\$324,270
16. Landshapes	\$330,575	\$10,500	\$10,450	\$330,625
17. Delt Builders	\$314,200	\$18,000	\$ 0	\$332,200
18. WE Construction	\$331,000	\$15,000	\$10,450	\$335,550
19. Insight	\$341,492	\$30,000	\$ 0	\$371,492
20. Vincor	\$389,000	\$ 6,600	\$ 0	\$395,600
21. HA Lewis	\$397,000	\$12,000	\$10,450	\$398,550
22. AZ Home	\$339,488	\$90,680	\$10,450	\$419,038
23. HH Construction	\$369,000	\$84,000	\$10,450	\$442,550
24. Laurus Construction	\$545,000	\$22,680	\$10,450	\$557,230

Financial Information:

Public Works' fair construction cost estimate was \$359,843.

The contract will be issued to Thomco Construction, Inc., for \$227,186 (the amount of its base lump sum bid, minus \$2,000, the amount of the consultant services agreement previously awarded to Thomco Construction, Inc., for preparation of the baseline construction schedule, schedule of values, and list of submittals).

ALONDRA REGIONAL PARK RESTROOMS (CAPITAL PROJECT NO. 69552)

<u>Bidder</u>	<u>Base Bid</u>	<u>Daily Overhead Rate (x 30 Days)</u>	<u>SBE Preference</u>	<u>*Total Lump Sum</u>
1. Thomco Construction, Inc.	\$ 451,993	\$ 0	\$ 0	\$451,993
2. Angeles Contractor, Inc.	\$ 477,798	\$ 0	\$ 0	\$477,798
3. AVI-Con, Inc.	\$ 485,000	\$ 21,000	\$22,600	\$483,400
4. Mackone Development	\$ 493,300	\$ 12,000	\$ 0	\$505,300
5. Atlas Allied, Inc.	\$ 496,800	\$ 9,000	\$ 0	\$505,800
6. Cal-City Construction, Inc.	\$ 525,900	\$ 15,000	\$22,600	\$518,300
7. ZK Construction	\$ 489,000	\$ 75,000	\$22,600	\$541,400
8. Tobo Construction	\$ 585,000	\$ 6,000	\$22,600	\$568,440
9. Oaktree Construction, Inc.	\$ 591,700	\$ 0	\$22,600	\$569,100
10. Simgel Co., Inc.	\$ 548,720	\$ 45,000	\$22,600	\$571,120
11. Y & M construction, Inc.	\$ 587,981	\$ 21,000	\$22,600	\$586,381
12. MG	\$ 575,949	\$ 16,500	\$ 0	\$592,449
13. Fast Track	\$ 611,700	\$ 0	\$ 0	\$611,700
14. Landshapes	\$ 635,200	\$ 10,500	\$22,600	\$623,100
15. United Engineering & Constr.Inc.	\$ 625,885	\$ 10,500	\$ 0	\$636,385
16. Delt Builders Inc.	\$ 618,500	\$ 18,000	\$ 0	\$636,500
17. Insight, Environmental, Engr. & Construction Inc.	\$ 634,000	\$ 30,000	\$ 0	\$664,000
18. Adams Mallory Construction Co	\$ 658,552	\$ 30,000	\$ 0	\$688,552
19. AZ Home Inc.	\$ 644,488	\$ 90,000	\$22,600	\$711,552
20. W.E. Construction, Inc.	\$ 740,000	\$ 15,000	\$22,600	\$732,400
21. The MSH Construction Co., Inc.	\$ 558,283	\$303,780	\$ 0	\$862,063
22. Laurus Construction Corporation	\$ 998,000	\$ 22,680	\$22,600	\$998,080

*The low bidder was determined by the total amount of the base bid, plus 30 days of extended overhead and SBE preference (5 percent of the lowest bid amount).

Financial Information:

Public Works' fair construction cost estimate was \$683,980.

The contract will be issued to Thomco Construction, Inc., for \$449,993, (the amount of its base lump sum bid, minus \$2,000, the amount of the consultant services agreement previously awarded to Thomco Construction, Inc., for preparation of the baseline construction schedule).